

Ty-Mawr Road

LLANDAFF NORTH, CARDIFF, CF14 2FQ

OFFERS IN EXCESS OF £250,000

**Hern &
Crabtree**



Ty-Mawr Road

A traditional two bedroom, mid-terrace cottage located in the highly popular area of Llandaff North. The property benefits from being just a short walk to the local shops of Llandaff North, Whitchurch Village, train station and Taff Trail.

The accommodation briefly comprises: Entrance Porch, Hall, Lounge/Diner, Fitted Kitchen and a Utility to the ground floor. To the first floor are Two Bedrooms and a Modern Four Piece Bathroom Suite. The property further benefits from a Private Front Garden.

This property would make a perfect first time buy or anyone looking to downsize. Internal viewings are highly recommended!



799.00 sq ft

Entrance Porch

Entered via a wood front door, double glazed windows, tiled floor.

Hall

Entered via door, coved ceiling, storage cupboard.

Living Room

Double glazed window to the front, radiator, large fireplace with wooden mantle and surround and tiled hearth with wood burner, built in cupboard, wooden floorboards.

Kitchen

Two double glazed windows to the rear, stairs to the second floor, wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob with oven and grill combi, radiator, vinyl floor.

Utility

With a corrugated roof, wood panel walls, two storage cupboards, space for appliances, a pvc door to the rear, tiled floor.

First Floor

Bedroom One

Twin double glazed windows to the front, radiator, built in cupboard, one housing the combination boiler, access to a boarded loft space, wooden floors.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the rear, freestanding bath, shower, w.c and wash hand basin, radiator, recess lights, tiled floor.

Front

Enclosed by timber fence and a stone wall, lawn area, steps to front door.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - C

Council Tax - D

Disclaimer

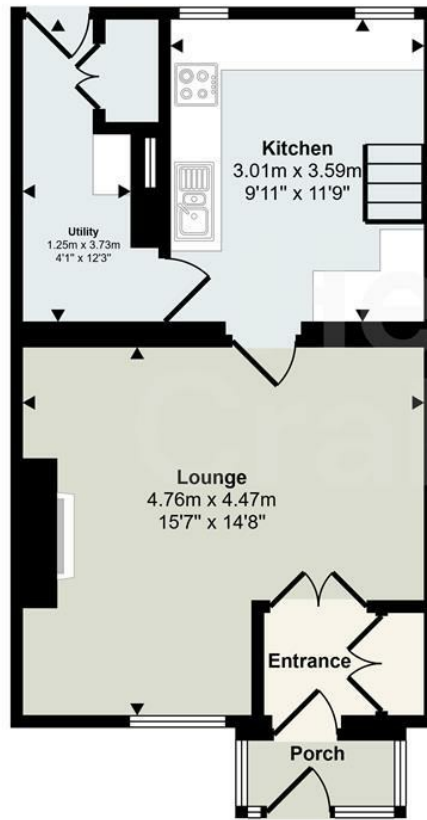
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

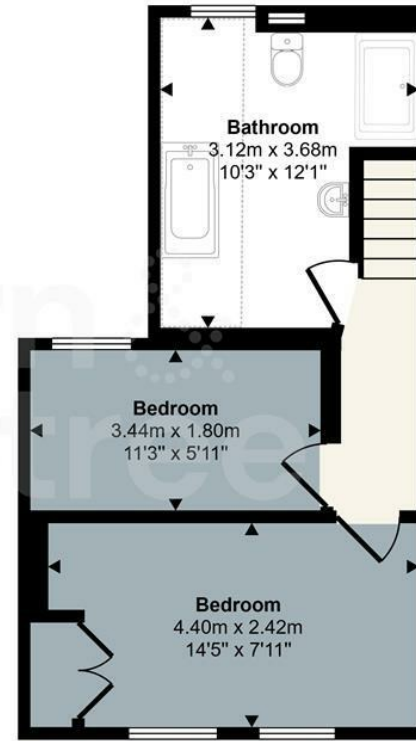




Approx Gross Internal Area
74 sq m / 799 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft



First Floor
Approx 33 sq m / 350 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Good old-fashioned service with a modern way of thinking.

